

IN RE: DEV.PLAN HEARING & PETITIONS FOR * BEFORE THE HEARING OFFICER/
 SPECIAL HEARING, EXCEPTION & VAR.
 New Freeland Road @ York Road * ZONING COMMISSIONER
 above Old Freeland Road
 Penn Mar Community Care Center * OF BALTIMORE COUNTY
 7th Election District
 3rd Councilmanic District * Case No.VII-290 & 95-206SPHXA
 Penn Mar Organization, Inc.
 Applicant/Developer *
 * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND PETITIONS FOR
 SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined case, for the review of a development plan for the subject site, prepared by Morris and Ritchie Associates, Inc., pursuant to Section 26-206 of the Baltimore County Code and for zoning relief. As to the zoning relief, a Petition for Special Hearing is filed seeking approval of an upgrading, expansion and improvement of the community care center originally approved in case No. 87-507-X and for approval of the relocation of the existing sign and variance granted thereto in case No. 91-203-A. The special hearing also seeks removal, or modifications as might be necessary, of certain of the conditions imposed by the Zoning Commissioner in case No. 91-203-A, namely, the deletion of the conditions of 1, 2, 3 and 4. Special Exception relief is requested consistent with the approval sought under the Petition for Special Hearing. Specifically, a re-granting and affirmation of the community care center is sought as same is proposed to be expanded, upgraded and improved. Lastly, a Petition for Zoning Variance requests relief from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 104 parking spaces in lieu of the 108 spaces required.

Appearing at the combined zoning/development plan hearing was Michael E. Shriver, on behalf of Penn Mar Organization, Inc., property owner.

ORDER RECEIVED FOR FILING
 Date 2/9/95
 By M. Shriver

MICROFILMED

Also appearing was Tim Madden, an engineer with Morris, Ritchie & Associates the firm which prepared the development plan (Petitioner's Exhibit No. 1) and the plats to accompany the zoning petitions. Also present was Albert W. Rubeling, Jr., FAIA. Others in support of the plan who were present were Joe Leckrone, Mr. and Mrs. Wallace H. Barrows and Ernest M. Litrenta, Sr. The Developer was represented by Newton A. Williams, Esquire.

Appearing and testifying as interested persons were numerous residents of the surrounding locale. These included Dr. Richard W. McQuaid and Sterling Leese, Jr., on behalf of the Maryland Line Area Association, Inc., and the Citizens Alliance of Northern Baltimore County, Inc, respectively. They were represented by J. Carroll Holzer, Esquire. Other residents of the locale appeared as interested persons.

Also present were several representatives of the various Baltimore County agencies who evaluated the project. These included David Flowers, the Project Manager, from the Office of Zoning Administration and Resource Management (ZADM), Leslie Schreiber from the Department of Public Works (DPW), Carol McEvoy from the Office of Planning and Zoning (OPZ), R. Bruce Seeley and Larry L. Yeager from the Department of Environmental Protection and Resource Management (DEPRM).

As to the history of the project, a Concept Plan Conference was held on May 9, 1994, at which time a concept plan was submitted. Thereafter, a Community Input Meeting was held on June 30, 1994 at the Maryland Line Volunteer Fire Department, and a second meeting at the same location was held on August 4, 1994. The Development Plan was submitted and a conference was held thereon on January 11, 1995. The Hearing Officer's hearing was scheduled and held on January 26, 1995.

Testimony and evidence offered was that the subject site is approximately 6.3 acres in gross area (4.9 acres in net area) and is zoned R.C.2. The property is located within the community of the Maryland Line, a rural village in northern Baltimore County situated in close proximity to the Mason/Dixon Line. The site is presently improved with a 13,000 sq. ft. community care center building. The building is owned and operated by the Penn Mar Organization.

Mr. Shriver presented an overview of the Penn Mar Organization and its activities. The existing building is open five days a week and the organization works with developmentally disabled adult individuals over the age of 18. Approximately 90 people are employed by Penn Mar, however, only 30 work at the subject facility. The hours of operation are from 8:00 A.M. to 5:00 P.M.

The main function of the business is to place and train developmentally disabled individuals for employment. Several brochures describing the activities on the site were submitted to the Hearing Officer by Mr. Shriver. Letters of support were also received from several State agencies, including the Department of Health and Mental Hygiene for the State of Maryland. It is clear that the Penn Mar Organization provides a quality program to its clientele. As noted above, it trains and places many of these individual in the private sector and provides a valuable resource to the citizens of Baltimore County and Southern Pennsylvania. The good works performed by this organization are to be applauded.

The matter comes before this Zoning Commissioner/Hearing Officer for consideration of a proposed expansion of the building. The proposed expansion will include the construction of additional 19,000 sq. ft. of building area resulting in a total building of 32,000 sq. ft. Moreover, the parking area and internal traffic circulation will be upgraded to accommo-

the main vehicular access to the site will be from New Freeland Road, the granting of the waiver by this Hearing Officer, pursuant to Section 26-172, is appropriate and shall be ordered.

The sole remaining issue as it related to the development plan concerned the outfall for the storm water management system. The parties agree, without prejudice as to other properties and other cases, that the system proposed on the site is appropriate and permissible.

As to the zoning relief, the Petitions for Special Hearing and Special Exception should be granted. It is clear that the proposed improvements will not be detrimental to the health, safety and general welfare of the locale and comply with the standards set forth within Section 502.1 of the BCZR. Again, the restrictions contained in the parties' agreement will be adopted. Since the addition may be phased in, I will provide the Developer with a period of 5 years from the date of this Order to utilize the special exception relief.

Lastly, the variance shall also be granted. Four parking spaces were eliminated from the original plan at the request of the community. This necessitated the requested variance. The granting of the variance clearly will not be detrimental to the surrounding locale and will, in fact, provide increased buffering to the neighboring properties. The parties jointly proffered that the uniqueness of the property and the use thereof creates a practical difficulty which justifies the variances at law. Thus, the same shall be approved.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer of Baltimore County this 9th day of February 1995, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for the upgrading, expansion and improvement of the community care center originally approved in case No. 87-507-X and for approval of the relocation of the existing sign and variance granted there-to in case No. 91-203-A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for the removal or modifications, as might be necessary, of certain of the conditions imposed by the Zoning Commissioner in case No. 91-203-A, namely, the deletion of the conditions of 1, 2, 3 and 4, is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for a re-granting and affirmation of the community care center for the expansion, upgrading and improvements, be and is hereby GRANTED; and,

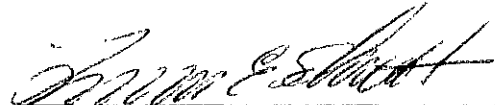
IT IS FURTHER ORDERED that a Petition for Zoning Variance from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 104 parking spaces in lieu of the 108 spaces, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. Pursuant to Section 502.3 of the B.C.Z.R., this Developer shall be provided a period of 5 years from the date of this Order to utilize the zoning relief granted herein.

IT IS ALSO FURTHER ORDERED that the Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10

days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this Order.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

2/9/95
M. H. H. H.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 8, 1995

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Development Plan Order and Petitions for Special Hearing,
Special Exception and Variance
Case No. VII-290 and 95-206SPHXA
Project: Penn Mar Community Care Center
Applicant/Developer: Penn Mar Organization, Inc.

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order, together with Petitions for Special Hearing, Special Exception and Variance have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at the office of Zoning Administration and Development Management (ZADM), at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Michael F. Shriver, Penn Mar Organization, Inc.
J. Carroll Holzer, Esquire
Dr. and Mrs. Richard W. McQuaid
Sterling Leese, Jr.





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

Freeland Road and York Road, Md. Rte. 45

which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the upgrading, expansion and improvement of the Community Care Center as originally granted in Case No. 87-507-X, and the relocation of the existing sign and variance as granted in Case No. 91-203-A, and the removal or modification, as the site plan may require, of the following conditions in Case No. 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with this site plan and proposal.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Newton A. Williams

Nolan, Plumhoff & Williams

(Type or Print Name)

Newton A. Williams

Signature

700 Court Towers

210 W. Penn. Ave. 823-7800

Address

Phone No.

Towson, Maryland 21204

City

State

Zipcode

Legal Owner(s):

Penn-Mar Organization, Inc.

(Type or Print Name)

Michael F. Shriver

Signature

MICHAEL F. SHRIVER, C.E.O.

(Type or Print Name)

Signature

P.O. Box 36

343-1069

Address

Phone No.

Maryland Line, Maryland 21105-0036

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Newton A. Williams

Nolan, Plumhoff & Williams

Name 700 Court Towers, 210 W. Penn. Ave.

Towson, Maryland 21204 823-7800

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



MICROFILMED



*Please do not set on
Jan. 4, 5, 9 or 13th
Call Newton 823-7800*



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Freeland Road and York Road, Md. Rte. 45

which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in Case No. 87-507-X, and the removal or modification, as the site plan may require, of the following conditions in Case No. 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with the proposal.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

None

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

Newton A. Williams

Nolan, Plumhoff & Williams

(Type or Print Name)

Signature

700 Court Towers

210 W. Penn. Ave.

Address

823-7800

Phone No.

Towson, Maryland 21204

City

State

Zipcode

Legal Owner(s)

Penn-Mar Organization, Inc.

(Type or Print Name)

Signature

MICHAEL F. SHRIVER, C.E.O.

(Type or Print Name)

Signature

P.O. Box 36

Address

343-1069

Phone No.

Maryland Line, Maryland 21105-0036

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Newton A. Williams

Nolan, Plumhoff & Williams

Name

700 Court Towers

Address

210 W. Penn. Ave.

Address

823-7800

Phone No.

Towson, Maryland 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

*Please do not set on
Jan 4, 5, 9 or 13
Call Newton 823-7800*

201



Petition for Variance

95-206-SHAXA

to the Zoning Commissioner of Baltimore County

for the property located at

Freeland Road and York Road, Md. Rte. 45

which is presently zoned

R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6 to permit 104 spaces for the required 108 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The Community has requested the removal of one (1) row of spaces on the York Road frontage. There is no other area of the site available to completely recover those lost spaces. That the removal of this row of spaces was done to foster the health, safety and welfare of the area, and without the requested variance, the Petitioner will sustain practical difficulty and unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

None

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner Newton A. Williams

Nolan, Plumhoff & Williams

(Type or Print Name)

Signature

700 Court Towers

210 W. Penn. Ave. 823-7800

Address

Phone No

Towson, Maryland 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Penn-Mar Organization, Inc.

(Type or Print Name)

Michael F. Shriver.

Signature

MICHAEL F. SHRIVER, C.E.O.

(Type or Print Name)

Signature

P.O. Box 36

Address

343-1069

Phone No

Maryland Line, Maryland 21105-0036

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Newton A. Williams

Nolan, Plumhoff & Williams

Name

700 Court Towers

Address

210 W. Penn. Avenue

823-7800

Towson, MD. 21204

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Please do not set on Jan 4, 5, 9 or 13 Call Newton 823-7800



Printed with Soybean Ink
on Recycled Paper



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



95-206-SPHXA

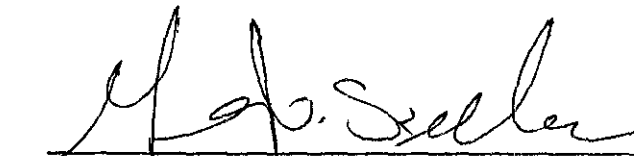
ZONING DESCRIPTION

BEGINNING for the same at the intersection of the west side of Maryland Route 45 (Old York Road) and the north side of Maryland Route 885 (Old Harris Mill - Freeland Road), thence binding on Maryland Route 885, (1) South $62^{\circ} 29' 06''$ West 1074.49', thence (2) North $44^{\circ} 52' 20''$ West 105.83' to a point on the south side of Maryland Route 409 (New Harris Mill -Freeland Road), thence binding thereon, seven courses, viz: (3) by a curve to the right with a radius of 2711.15' and an arc length of 209.21', (4) South $40^{\circ} 27' 03''$ east 15.00, (5) North $49^{\circ} 45' 17''$ East 19.35', (6) North $40^{\circ} 02' 22''$ West 15.00', (7) by a curve to the right with a radius of 2711.15 and an arc length of 686.41', (8) North $64^{\circ} 28' 00''$ East 189.60', and (9) South $70^{\circ} 01' 17''$ East 40.29' to the said west side of Maryland Route 45, thence (10) South $23^{\circ} 27' 53''$ East 187.05' to the place of beginning.

CONTAINING 4.902 acres of land, more or less.

BEING known as Penn Mar Community Care Center Facility and located in the Seventh Election District.




George T. Keller
Registered Property line Surveyor #67

201

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☐ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-206-SPHA

District: 7th Date of Posting: 12/27/96
Posted for: Special Hearing & Special Exception & Variance
Petitioner: Penn. Murr Organization, Inc.
Location of property: 310 Old Freeland Rd. - NW/Cor York Rd
Location of Signs: Facing Roadway on property being zoned
Remarks: _____
Posted by: M. J. Fealy Date of return: 12/30/96
Signature
Number of Signs: 2

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #86-206-SPHXA
(Item 201)
310 Old Freeland Road ---
Penn-Mar Community Care
Center Facility
NWC York and Freeland
Roads
7th Election District
3rd Councilmanic
Legal Owner(s):
Penn-Mar Organization,
Inc.
Hearing: Wednesday,
January 18, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case #87-507-X, and the relocation of the existing sign and variance as granted in case #91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with this site plan or proposal. Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case #87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Dec. 23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 22, 1994.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-206-SPHXA

Account: R-001-6150

Number

201

By JLL

Date

12/7/94

NW RES: SPHXA CODE 070

— 650.00

3 SIGNS CODE 080

— 105.00

\$ 755.00

OWNER: PENN MAR ORGANIZATION, INC

LOC: NW CORNER YORK AND FREELAND ROADS.

MICROFILMED

03AD3W024BMTCHRC

\$755.00

PA 001214 JAN 12-07-94

Please Make Checks Payable To: Baltimore County

Cashier Validation



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 201 Mar

Petitioner: Penn Organization, Inc.

Location: York Rd. & Fennell Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barton A. Williams Mike Shriver, Penn Mar.

ADDRESS: P.O. Box 36

Maryland Line, Md., 21105

PHONE NUMBER: 343-1069



TO: PUTUXENT PUBLISHING COMPANY
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

Mike Shriver
Penn-Mar Organization, Inc.
P. O. Box 36
Maryland Line, MD 21105
343-1069

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-206-SPHXA (Item 201)
310 Old Freeland Road -- Penn Mar Community Care Center Facility
NWC York and Freeland Roads
7th Election District - 3rd Councilmanic
Legal Owner(s): Penn-Mar Organization, Inc.
HEARING: WEDNESDAY, JANUARY 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case #87-507-X, and the relocation of the existing sign and variance as granted in case #91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with this site plan or proposal.

Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case #87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with the proposal.
Variance to permit 104 spaces for the required 108 parking spaces.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 15, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-206-SPHXA (Item 201)

310 Old Freeland Road -- Penn Mar Community Care Center Facility

NWC York and Freeland Roads

7th Election District - 3rd Councilmanic

Legal Owner(s): Penn-Mar Organization, Inc.

HEARING: WEDNESDAY, JANUARY 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case #87-507-X, and the relocation of the existing sign and variance as granted in case #91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with this site plan or proposal.

Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case #87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with the proposal.
Variance to permit 104 spaces for the required 108 parking spaces.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: ~~Penn-Mar~~ Organization, Inc.
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

DECEMBER 22, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

PROJECT NAME: PENN MAR COMMUNITY CARE CENTER

PROJECT NUMBER: VII-290

LOCATION: 310 Freedland Road

ACRES: 6.3

DEVELOPER: Penn Mar

PROPOSAL: Expansion of community care building and related site facilities.

AND

CASE NUMBER: 95-206-SPHXA (Item 201)

310 Freeland Road -- Penn Mar Community Care Center Facility

NWC York and Freeland Roads

7th Election District - 3rd Councilmanic

Legal Owner(s): Penn-Mar Organization, Inc.

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case #87-507-X, and the relocation of the existing sign and variance as granted in case #91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with this site plan or proposal.

Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case #87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with the proposal.

Variance to permit 104 spaces for the required 108 parking spaces.

HEARING: THURSDAY, JANUARY 26, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Penn-Mar Organization
Newton A. Williams, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 12, 1995

Newton A. Williams, Esquire
210 W. Penn. Ave.
Towson, Maryland 21204

RE: Item No.: 201
Case No.: 95-206SPHXA
Petitioner: Penn-Mar Inc.

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 7, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/01/95

Arnold Jablon
Director
Planning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
Mail STOP 1105

RE: Property Owner: PENN MAR ORGANIZATION, INC.

LOCATION: 440 YORK AND FREEMOND RDS. (310 OLD FREEMOND RD. PENN MAR
COMMUNITY CARE CENTER FACILITY)

Item No. 201

Planning Agenda: SPECIAL HEARING
SPECIAL EXCEPTION & VARIANCE

Comments:

Pursuant to your request, the referenced property has been surveyed
by this Bureau and the comments below are applicable and required to
be corrected or incorporated into the final plans for the property:

4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1991
edition prior to occupancy.

RECEIVED
JAN 5 1995

ZADM

PREPARED BY: L. L. ROBERT L. SOUTHERN
Fire Marshal Office, PHONE 887-6831, RS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 3, 1995

SUBJECT: Penn-Mar Community Care Center

INFORMATION:

Item Number: 201
Petitioner: Penn-Mar Organization
Property Size: 6.3 acres
Zoning: R.C.-2
Requested Action: Special Hearing, Special Exception, and Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff will be providing comments regarding the subject project at such time as the analysis of the development plan is completed.

Prepared by: Jeffrey W. Long

Division Chief: Camille

PK/JL:lw

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 27, 1994
Zoning Administration and Development Management

FROM: *Rob* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 27, 1994
Item No. 201

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the landscape review comments given during the Development Review process.

RWB:sw

1/1/95



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-20-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: + 201 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

| | | |
|--|---|-----------------------|
| RE: PETITION FOR SPECIAL HEARING | * | BEFORE THE |
| PETITION FOR SPECIAL EXCEPTION | | |
| PETITION FOR VARIANCE | * | ZONING COMMISSIONER |
| 310 Freeland Road, NWC York and Freeland Rds | | |
| 7th Election Dist., 3rd Councilmanic | * | OF BALTIMORE COUNTY |
| Penn-Mar Organization, Inc. | * | CASE NO. 95-206-SPHXA |
| Petitioner | | |
| * * * * * | | |

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Newton Williams, Esquire, Nolan, Plumbhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 5, 1996

Kristine A. Tebay, R.L.A.
Morris & Ritchie Associates, Inc.
110 West Road, Suite 105
Towson, Maryland 21204

RE: Pen Mar Community Care
Proposed (Red-Lined) Plan
Changes
Case #95-206-SPHXA
7th Election District

Dear Ms. Tebay:

Following your Development Review Committee request, a copy of your red-lined plan was forwarded to this office for a zoning hearing compliance review.

The zoning staff, in conjunction with the zoning commissioner, has considered the proposed red-lined plan changes to determine if the changes are within the spirit and intent of the approved site plan and order in zoning case #95-206-SPHXA.

The proposed changes are given conditional zoning approval, meaning that a special zoning hearing to amend will not be required, subject to the following.

The changes must be supported by the persons who were parties to the settlement agreement (referenced in the zoning commissioner's order) or their authorized representative. Documentation of this support must then be provided (with a copy of this letter) for inclusion in the zoning case file. This action must also be documented on all future site plans as part of the zoning history and development notes.

MICROFILMED




Ms. Tebay
March 5, 1996
Page 2

Should the settlement agreement support of the revisions not be possible, a zoning special hearing will be required.

I hope that this clarifies the position of this office. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Sincerely,


John L. Lewis
Planner II
Zoning Review

JLL/jnw

Enclosure

c: #95-206-SPHXA

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

February 10, 1995

(410) 887-4386

J. Carroll Holzer, Esquire
305 Washington Avenue
Towson, Maryland 21204

RE: Development Plan Order and Petitions for Special Hearing,
Special Exception and Variance
Case No. VII-290 and 95-206SPHXA
Project: Penn Mar Community Care Center
Applicant/Developer: Penn Mar Organization, Inc.

Dear Mr. Holzer:

This is to follow up our brief conference regarding the decision rendered in the above entitled cases.

To confirm my recent comments to you, the relief granted by my opinion and Order is conditioned upon compliance with the terms and provisions of the Settlement Agreement by and between the parties. You have expressed a concern that the Settlement Agreement is not mentioned, per se, in the Order, itself. However, I draw your attention to the final paragraph on page 5 of my opinion. Therein, it is indicated that the development plan shall be approved "consistent with the comments set forth above . . ." The body of my Order mentions, on page 4, that same will incorporate the provisions of the Settlement Agreement, pursuant to Sections 26-206(o) and 502.2 of the BCZR. Moreover, the first clause within the Order indicates approval of the plan, ". . . in accordance with the terms and conditions as set forth herein".

I believe that, based on this language, it is clear that the relief is conditioned on an inclusion of the Settlement Agreement. Moreover, this was agreed by the parties on the record in the hearing before me. However, the purpose of this letter is to confirm that fact, and I have sent a copy of same to Mr. Williams on behalf of the Developer/Petitioner. A copy of this letter will be included with the case file so that there will be no confusion in the future.

Please do not hesitate to contact me should you have any questions in this regard.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

cc: Newton A. Williams, Esquire
Nolan, Plumhoff and Williams

bcc: Case file 95-206SPHXA



JLL - get DRC
Letter from Kurt -
StI - for change 5

Asked Kurt - *Harry Schmidt, CARL SEE ORDER*
3/22/96 **UOR** THEY HAD SPECIFIC SETTLEMENT
2/23, 2/26, 2/27, 2/28 AGREEMENT WITH COMMUNITY
WE CAN RYBBER
2/20/96
JL

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



January 30, 1996

Mr. Arnold Jablon, Director
Office of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Penn Mar Community Care
Center Expansion

Dear Mr. Jablon:

On behalf of our client, we hereby request that the attached redline plans be approved as a minor refinement to the Development Plan, approved on February 9, 1995 (Zoning Case #95-206SPHXA (201); PDM File #95-206).

Since the time of Development Plan approval, the architectural design development has progressed. This has resulted in a slightly adjusted footprint. The overall building concept, layout and form remains substantially as shown on the approved plan. The total amount of square footage remains the same and the approved zoning variances are not impacted by this request. These building refinements as well as the associate parking lot adjustments are shown on the attached redline sets.

We met with Mr. Sterling Lease and Dr. Richard McQuaid on January 29th, 1996 to review these refinements. These two gentlemen represented the community associations involved in the Agreement which was executed prior to the Hearing Officer's Hearing for this project.

Thank you for your cooperation in this matter.

Sincerely,

MORRIS & RITCHIE ASSOCIATES, INC.

Kristine A. Tebay
Kristine A. Tebay, R.L.A.

KAT/rdc
MRA #9807

cc: Michael Shriver
Al Rubeling
Tim Madden

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

☐ 139 N. MAIN ST., STE. 200
BEL AIR, MD 21014

☐ 110 WEST RD., STE 105
TOWSON, MD 21204

(410) 879-1690 (410) 836-7560
FAX (410) 879-1620

(410) 821-1690
FAX (410) 821-1748

TO

Balt. Cr. Zoning

LETTER OF TRANSMITTAL

DATE 3/26/96 JOB NO. 9807

ATTENTION Mr. John Lewis

RE: Penn Mar

PK refinement

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
- ☒ Copy of letter ☐ Change order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|---------|-----|---|
| 1 | 3/25/96 | | Letter from Citizens Alliance of North Baltimore County |
| | | | (for this group's Maryland line area association.) |
| | | | NEED ZONING CASE # 95-206-SPHXA |

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
- ☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
- ☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
- ☐ For review and comment ☐ _____
- ☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

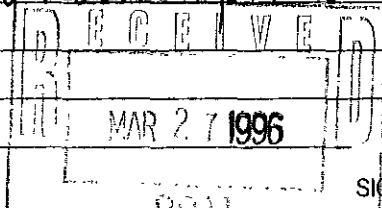
Hi John - ~~attached is a copy of the letter you had asked for. I'd like to submit the revised sets of plans for signature as soon as I can. Will you give me a call when you've received this?~~

Attached is a copy of the letter you had asked for. I'd like to submit the revised sets of plans for signature as soon as I can. Will you give me a call when you've received this?

Thanks!

COPY TO

Tim / Dale



SIGNED:

Kris Tebay

MICROFILMED

If enclosures are not as noted, kindly notify us at once.

Citizens' Alliance of North
Baltimore County, Inc.
19601 Middletown Road
Freeland, Maryland, 21053
March 25, 1996

Ms. Christine Tebay
Morris & Ritchie Associates, Inc.
110 West Road
Suite 105
Towson, Maryland, 21204

Re: Pennsylvania Mar Expansion

Dear Ms. Tebay:

On January 29, 1996, I attended a status update meeting requested by Michael Shriver, CEO of Pennsylvania Mar, to go over several minor changes to the plans for expansion. As President of the Citizens' Alliance of North Baltimore County, I, along with Dr. Richard McQuaid of the Maryland Line Area Association, were signatories to an agreement between our community associations and Pennsylvania Mar relative to the operations and expansion of their site in Maryland Line. At the conclusion of the meeting at Pennsylvania Mar, Dr. McQuaid and I were in agreement that the minor cosmetic changes in the plans effecting curbing were consistent with the original agreement between the parties.

I appreciated Mr. Shriver's keeping me and the Citizens' Alliance involved in this project and welcomed Pennsylvania Mar's frankness and openness during this process. If I can be of any further assistance, please call me at 343-1213.

Very truly yours,



Sterling Leese, Jr.
President

FILE IN CASE # 95-206-SPHXA,
AND THE 7TH ED. LTR FILE WITH OUR
RECENT LETTER,
(NO OTHER RESPONSE.)

RECEIVED

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

Carol McEvoy

OPZ

LARRY L. YEAGER

DEPRM/SWM

DAVID FLOWERS

ZADM

R. BRUCE SEELEY

DEPRM

LES SCHREIBER

D.P.W.



BUILDING CODE: 2 TITANIUM
IMPRV 2 3000 & ALT CONTR: TBD
USE 23 FRCNR:
SELLR:

FOUNDATION BASE WORK: REMOVE CANOPTIS & PAVILLION, CONSTRUCT ADDITIONS
2 3 AROUND BLDG 296'5X128'5X35'-24,456SF-OVERALL-AS
CONSTRUC. FUEL SEWAGE WATER PER PLANS, ALT'S TO DEMO & CONST. PARTITIONS, HVAC
2 2E 2E CEILINGS, DOORS & FINISHES & ALT TO ACCESS
CENTRAL AIR ADDITIONS AS PER PLANS-6,899SF-TOTAL, SEPARATE
ESTIMATED COST PERMIT FOR ANY ADD'L WORK, CASE 95-206-SPHXA VII
2 MIL PROPOSED USE: COMMUNITY CARE CENTER & ADDITIONS/ALTERATIONS
OWNERSHIP: 1 EXISTING USE: COMMUNITY CARE CENTER

RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL B1005H
TIME: 15:53:26 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/24/96
DATE: 11/18/96 BUILDING DETAIL 2 PLF 15:48:05

PERMIT #: B287483 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 31355 SIZE: 4.902 ACRES
WIDTH: 296'6 FRONT STREET:
DEPTH: 128'6 SIDE STREET:
HEIGHT: 35' FRONT SETB: 35'
STORIES: 2 SIDE SETB: 100'/100'
SECT NOS: SIDE STR SETB:
CORNER LOT REAR SETB: 35'

ZONING INFORMATION ASSESSMENTS
DISTRICT: BLOCK: LAND: 0048630.00
PETITION: SECTION: IMPROVEMENTS: 0536790.00
DATE: LIBR 000 TOTAL ASS.:
MAP: HUIO: 000
CLASS: 01

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL B1018M
TIME: 15:53:38 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/12/96
DATE: 11/18/96 APPROVALS DETAIL SCREEN LDE 10:31:51

PERMIT #: B287483 PASSWORD:
AGENCY DATE CODE COMMENTS
BLD PLAN 11/02/96 13 EJB
FIRE 11/02/96 13 EJB SEE O'S LETTER
SEDI CTL 11/01/96 12 RS/SET INSPECTOR
ZONING 11/12/96 17 TO JOHN ALEXANDER TO REVIEW, JS
PUB SERV
INVRMNT 10/30/96 12 00-10-30 LR/CWR X2762///MEH X6006///PER-11-1-DI
PERMITS

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

PF9 - SAVE
CLEAR - MENU

~~NEEDS APPROVAL~~
NEEDS L.A. PERM.
Compane with
Pet. EX. #1
in 95-2065PHXA

TIME: 15:32:37
DATE: 11/18/96

AUTOMATED PERMIT TRACKING SYSTEM - LAST UPDATE 10/24/96
GENERAL PERMIT APPLICATION DATA PF1 15:32:30

PERMIT #: B287485
RECEIPT #: A316417
CONTROL #: C-
XREF #: B287485

PROPERTY ADDRESS
410 NEW FREEMAN RD
SUBDIV: NW COR YORK RD
TAX ACCOUNT #: 2000001294

DISTRICT/PRECINCT 07 04

FEE: 2,597.00
PAID: 2,597.00
PAID BY: APPL.

NAME: LEN MAR ORGANIZATION INC
ADDR: PO BOX 36, 21105

OWNERS INFORMATION (LAST, FIRST)

APPLIED: 10/24/96
ISSUED:
OCCUPY:

APPLICANT INFORMATION

NAME: H COMMODARI
COMPANY: RUBENING & ASSOC
ADDR1: 3416 WOODSTOCK AVE
ADDR2: BALTO MD 21243

INSPECTOR: 07B
NOTES: KRA/SND

PHONE #: 410 235 6811

LICENSE #:

PASSWORD :

ENTER - PERMIT DETAIL
PF2 - APPROVALS

PF3 - INSPECTIONS
PF4 - ISSUE PERMIT

PF7 - DELETE
PF8 - NEXT PERMIT

PF9 - SAVE
PF10 - INQRY

PANEL B11004H

TIME: 15:33:15
DATE: 11/18/96

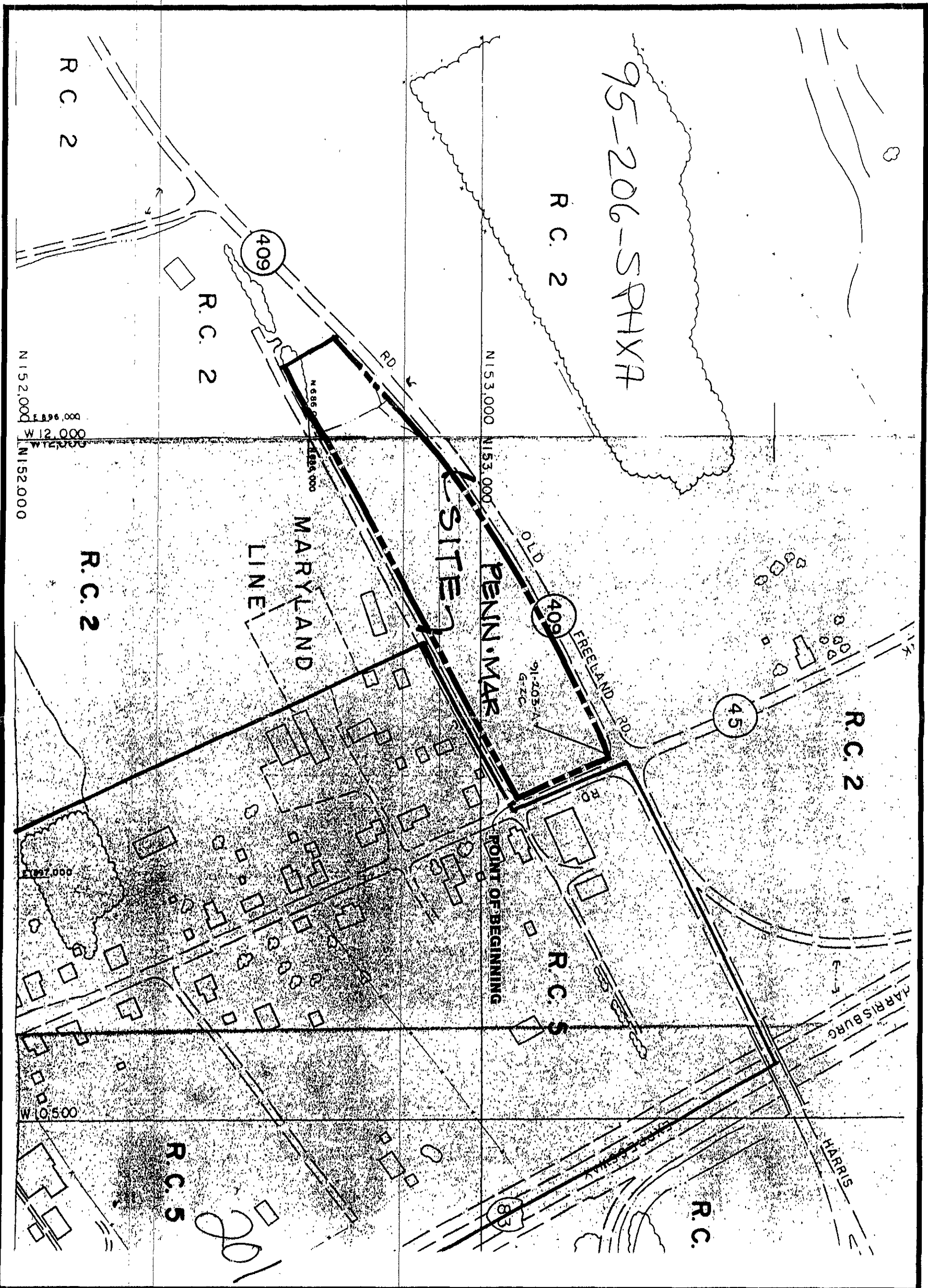
AUTOMATED PERMIT TRACKING SYSTEM - LAST UPDATE 10/24/96
BUILDING DETAIL 1 PF1 15:33:05

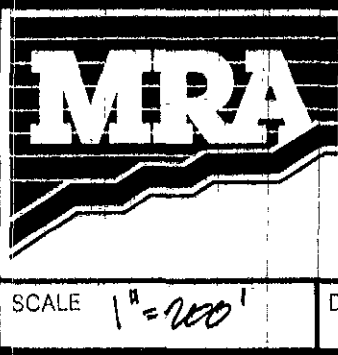
PERMIT #: B287485

BLANK: CONVE 01 PLOT 9

TRACT: BLOCK:

PLAC 00410 5 PL 1 PL 1



| | | | | | |
|--|--|--|------------|------------|--------------|
|  | <p>MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS</p> <p>110 West Road Suite 105 Towson, Maryland 21204 (410) 821-1690 Fax (410) 821-1748</p> | <p>MAPS: N.W. 39-B & 39-C</p> <p>PENNMAR ZONING MAP</p> <p><i>MICROFILM MAP</i></p> | | | |
| SCALE 1" = 200' | DATE: 11-28-94 | DRAWN BY: M.R.T. | DESIGN BY: | REVIEW BY: | JOB NO: 9807 |

date the new facility. The specifics of the proposed addition are depicted in detail on the four page development plan which was accepted as Developer's Exhibit No. 1.

After hearing the Developer's proffer regarding the proposed improvements and the nature of Penn Mar's business, the parties advised that a settlement had been reached between the concerned community associations and the Developer/property owner. That settlement agreement was submitted as Developer's Exhibit No. 2. Same is self explanatory and provides for certain restrictions on the use of the subject property and specifics of the proposed addition. The parties jointly requested that I incorporate the provisions of the settlement agreement within any relief requested pursuant to Section 26-206(o) of the Baltimore County Code and Section 502.2 of the BCZR. In my view, approval of the plan as conditioned by the adoption of the settlement agreement, is entirely appropriate. It is clear that the Penn Mar Organization is a good neighbor to other businesses and individuals in the Maryland Line community. The organization provides a valuable service. The proposed improvements and expansion are entirely appropriate and reasonable. As restricted by the Agreement, the development plan should be approved and the zoning relief granted.

As to the requirements for approval mandated by law, I am persuaded that same has been satisfied. Nearly all issues relating to the development plan were resolved prior to the Hearing Officer's hearing. As a matter of housekeeping, exhibits were submitted (Developer's exhibits 3, 4, and 5) which show that a waiver request from public works improvements was issued by the Acting Director of the Department of Public Works by way of his correspondence of January 24 and 25, 1995. This waiver, which phrased as a technical variance in Note #29 on the plan, indicates that certain improvements to Old Freeland Road will not be required. In that

ORDER RECEIVED FOR FILING

Date

By

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

J. Carroll Holzer
Richard W. McQuaid
Sterling Leese, Jr.
Kristine Teban
Kathleen Black Hackitt
Blossie McQuaid
Paul LeCompte
Nick & Jean Leiden

305 Washington Ave.
1501 Harris Mill Rd. Parkton 21120
19601 Middletown Rd. Freeeland 21053
110 West Rd. Towson.
20815 West Liberty Rd. White Hall
1501 Harris Mill Rd. Parkton 21120
Councilman Bryan M. Intini
3rd District
4502 Forge Rd.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tim Madden

Newton Williams

Michael E. Shriver

Albert W. Rubeling, Jr FMA

For Leckrone

William Wallace H. Barrow

Ernest M. Litrenta, Sr.

Morris & Ritchie Assoc., Inc. 110 West Rd. Towson.

700 Court Towers, 21204

Penn-nan organization, Inc.

PO Box 36

Maryland line md. 21105-0036

RUBELING ASSOC., INC. 401 JEFF AVE. TOWSON 21286

28 John Randolph Dr. New Freedom PA

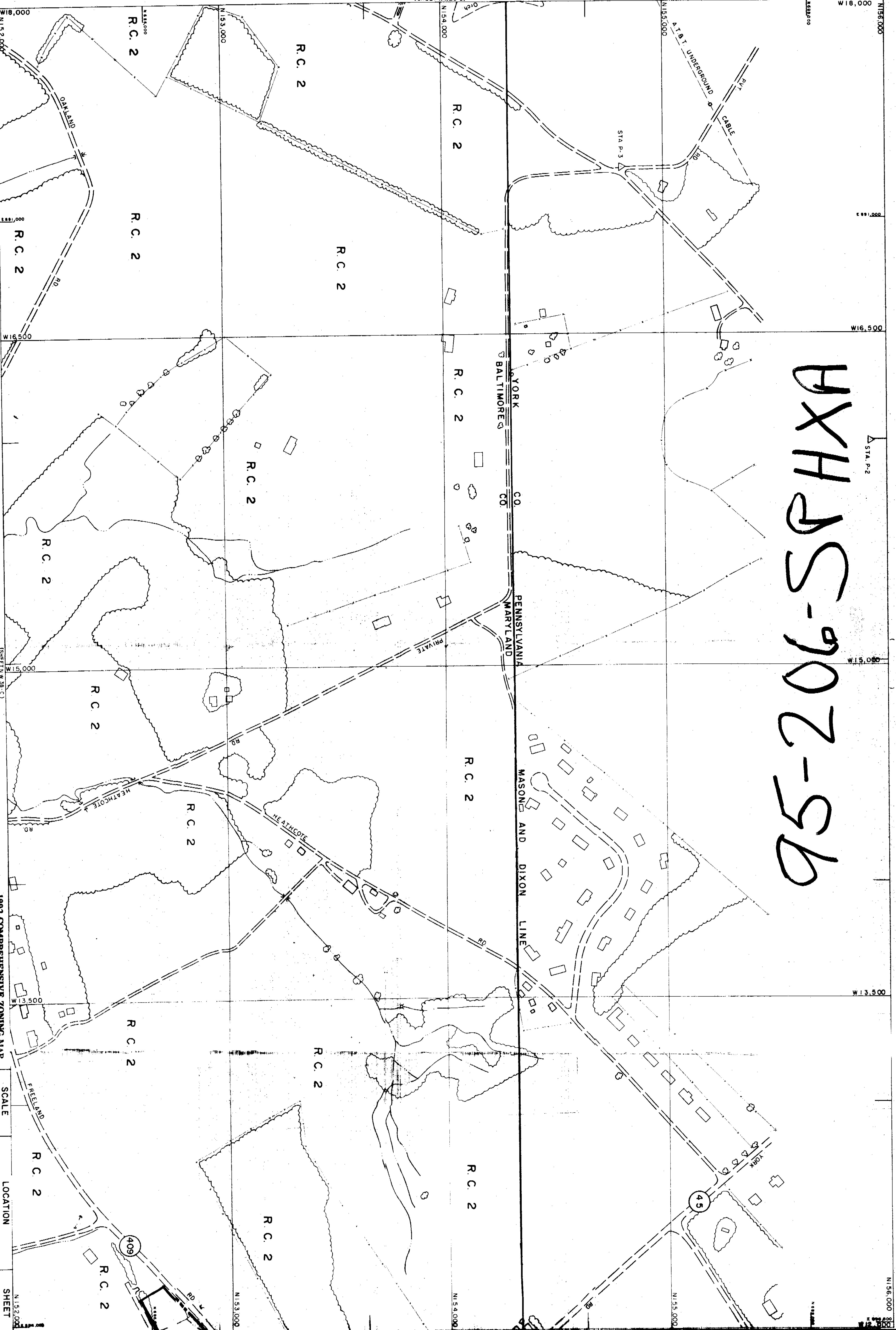
17349

204 Medbury St. Timonium, MD 21093

3501 HISS AVE. BALTO. MD. 21234

MICROFILMED

AXH JS-902-56



1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Baltimore County Council

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Baltimore County Council

OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

| | |
|---------------------|-----------------------|
| SCALE | 1" = 200' |
| DATE OF PHOTOGRAPHY | JANUARY 1986 |
| LOCATION | WEST OF MARYLAND LINE |
| SHEET | N.W. 39-C |



1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Baltimore County Council

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Baltimore County Council

OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

| | |
|---------------------|-----------------------|
| SCALE | 1" = 200' |
| DATE OF PHOTOGRAPHY | JANUARY 1986 |
| LOCATION | WEST OF MARYLAND LINE |
| SHEET | N.W. 39-C |

11-28-94

OWNER/APPLICANT:

- [illegible]

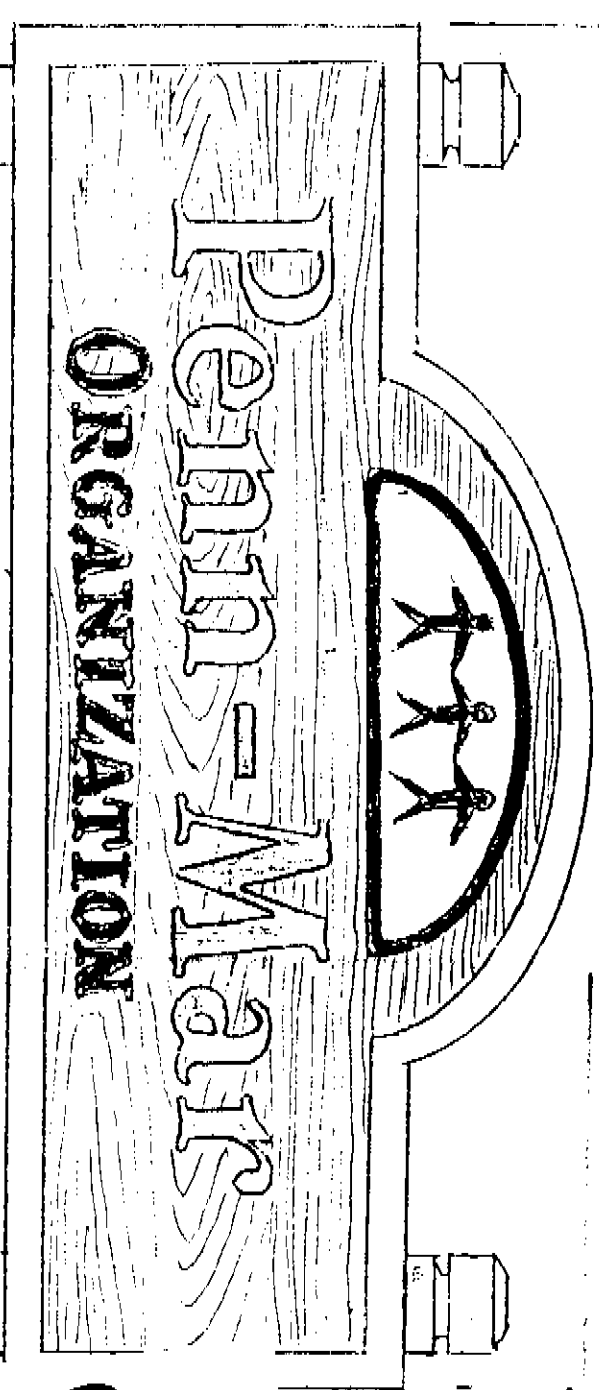
THEFORE, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County that the day of February, 1991 that the Petition for Zoning Variance to permit a single-story identification sign of 17.0 sq-ft. total in lieu of the maximum permitted is sq-ft., in accordance with Baltimore's Exhibit 4, be and is hereby GRANTED, subject, however to the following restrictions which are confirmatory to the rules and regulations:

- [illegible]

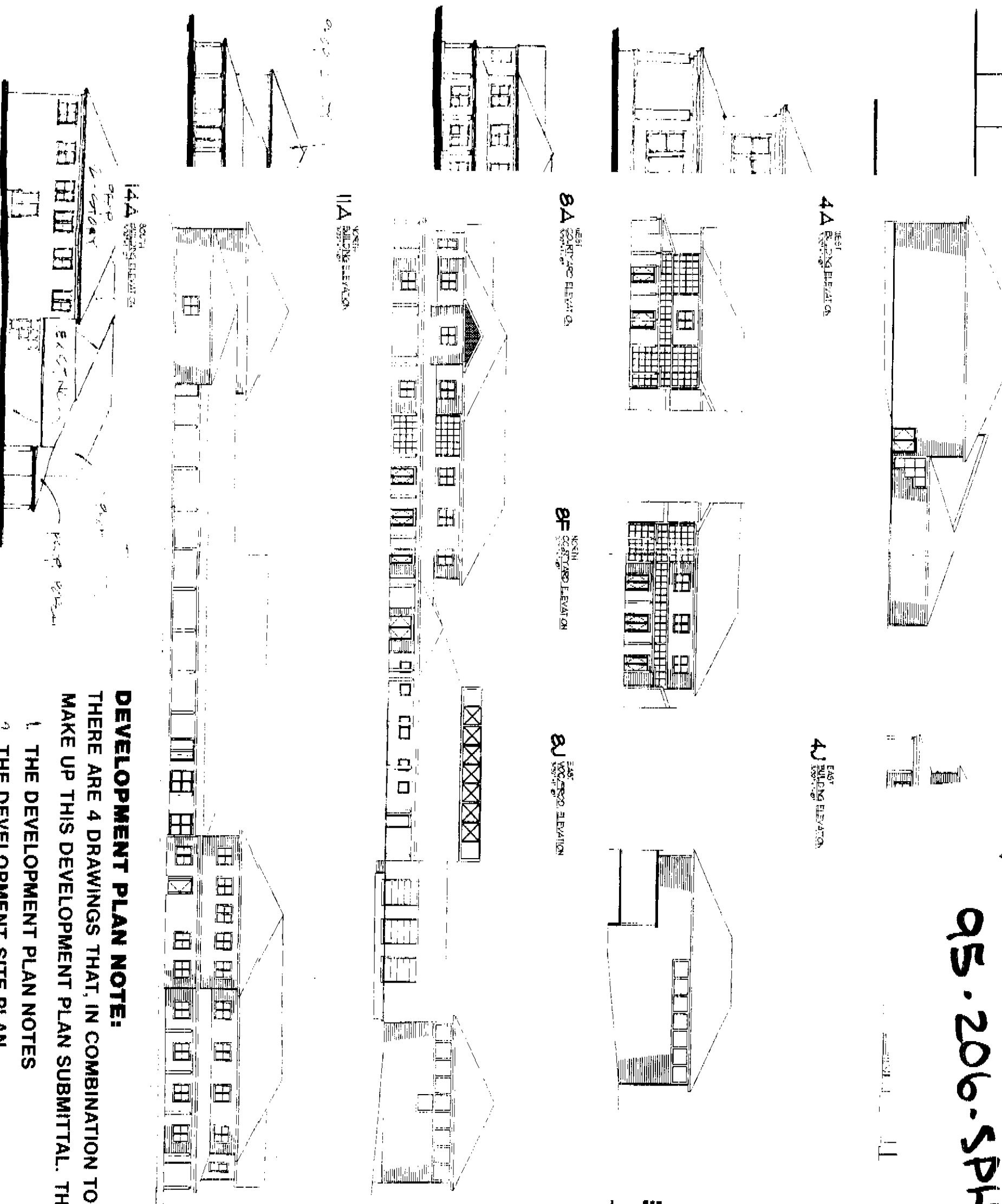
On 21st day of June, 1967, that the petition for Special Exemption is a community wide concern, so as to be fairly equitable, from and after the date this order, subject, however, to the following restrictions which are deemed precedent to the relief granted herein:

IN RE: ROY, RAY BEARING & PETITIONING FOR
SPECIAL HEARING, EXCEPTION & VAR
BESIDE THE GRADING OFFICER/

- **James O. Woodland Road**
Pomona Community Care Center
27th Election District
- **2nd Councilmanic District**
Pomona Nat. Organization, Inc.
Applicant/Developer
- **GP Relations Committee**
- **Case No. VII-290 & VS-20028784**

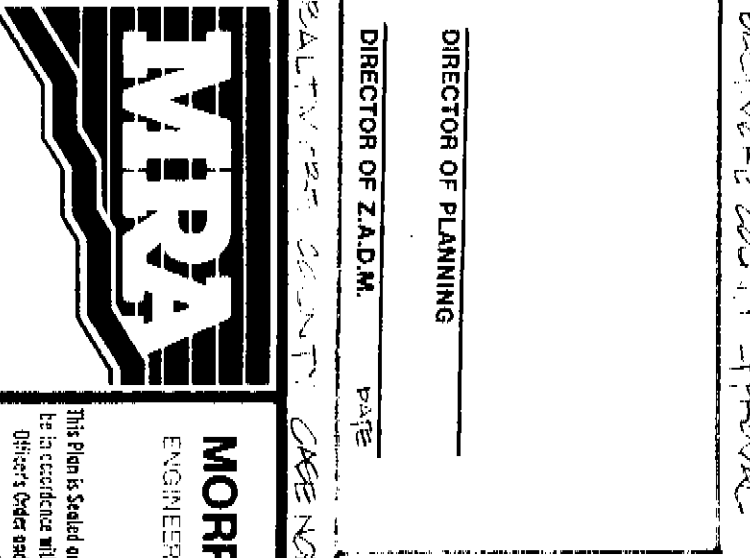
[illegible][illegible]

Hold
Compare with
Pat Ex #1 -
95-206-SPHX A



THERE ARE 4 DRAWINGS THAT, IN

1. THE DEVELOPMENT PLAN NOTES
2. THE DEVELOPMENT SITE PLAN
3. THE SCHEMATIC LANDSCAPE PLAN
4. THE PLAN TO ACCOMPANY PETITION FOR SPECIAL EXEMPTION, SPECIAL HEARING & VARIANCES



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 West Road, Suite 105
Towson, Maryland 21204
(301) 821-1690
Fax: (301) 821-1748

MICROFILME

PENN MAB

**PENN MAR
COMMUNITY CARE CENTER
EXPANSION**

| DATE | REVISIONS | JOB NO. |
|---------|-------------------------------|---------|
| 1-28-76 | REVISED TO ADD SECTION 10 | 92-01 |
| 1-28-76 | REVISED TO ADD SECTION 10 | |
| 2-22-76 | REVISED TO ADD SECTION 10 | |
| 1-14-76 | FIXED AMMUNITION TANKS LAYOUT | |
| | DESIGN BY | |
| | REVIEW BY | |
| | SHEET: | |

IN RE: DEV. PLAN HEARING & PETITIONS FOR * BEFORE THE HEARING OFFICER/
SPECIAL HEARING, EXCEPTION & VAR. * ZONING COMMISSIONER
New Freeland Road & York Road * OF BALTIMORE COUNTY
above Old Freeland Road
Penn Mar Community Care Center * Case No. VII-290 & 95-206SPHXA
7th Election District
2nd Councilmanic District
Penn Mar Organization, Inc.
Applicant/Developer

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND PETITIONS FOR
SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined case, for the review of a development plan for the subject site, prepared by Morris and Ritchie Associates, Inc., pursuant to Section 26-206 of the Baltimore County Code and for zoning relief. As to the zoning relief, a Petition for Special Hearing is filed seeking approval of an upgrading, expansion and improvement of the community care center originally approved in case No. 87-507-X and for approval of the relocation of the existing sign and variance granted thereto in case No. 91-203-A. The special hearing also seeks removal, or modifications as might be necessary, of certain of the conditions imposed by the Zoning Commissioner in case No. 91-203-A, namely, the deletion of the conditions of 1, 2, 3 and 4. Special Exception relief is requested consistent with the approval sought under the Petition for Special Hearing. Specifically, a re-granting and affirmation of the community care center is sought as same is proposed to be expanded, upgraded and improved. Lastly, a Petition for Zoning Variance requests relief from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 104 parking spaces in lieu of the 108 spaces required.

Appearing at the combined zoning/development plan hearing was Michael E. Shriver, on behalf of Penn Mar Organization, Inc., property owner.

Also appearing was Tim Madden, an engineer with Morris, Ritchie & Associates the firm which prepared the development plan (Petitioner's Exhibit No. 1) and the plats to accompany the zoning petitions. Also present was Albert W. Rubeling, Jr., FAIA. Others in support of the plan who were present were Joe Leckrone, Mr. and Mrs. Wallace H. Barrows and Ernest M. Litrenta, Sr. The Developer was represented by Newton A. Williams, Esquire.

Appearing and testifying as interested persons were numerous residents of the surrounding locale. These included Dr. Richard W. McQuaid and Sterling Leese, Jr., on behalf of the Maryland Line Area Association, Inc., and the Citizens Alliance of Northern Baltimore County, Inc., respectively. They were represented by J. Carroll Holzer, Esquire. Other residents of the locale appeared as interested persons.

Also present were several representatives of the various Baltimore County agencies who evaluated the project. These included David Flowers, the Project Manager, from the Office of Zoning Administration and Resource Management (ZADM), Leslie Schreiber from the Department of Public Works (DPW), Carol McEvoy from the Office of Planning and Zoning (OPZ), R. Bruce Seeley and Larry L. Yeager from the Department of Environmental Protection and Resource Management (DEPRM).

As to the history of the project, a Concept Plan Conference was held on May 9, 1994, at which time a concept plan was submitted. Thereafter, a Community Input Meeting was held on June 30, 1994 at the Maryland Line Volunteer Fire Department, and a second meeting at the same location was held on August 4, 1994. The Development Plan was submitted and a conference was held thereon on January 11, 1995. The Hearing Officer's hearing was scheduled and held on January 26, 1995.

- 2 -

Testimony and evidence offered was that the subject site is approximately 6.3 acres in gross area (4.9 acres in net area) and is zoned R.C.2. The property is located within the community of the Maryland Line, a rural village in northern Baltimore County situated in close proximity to the Mason/Dixon Line. The site is presently improved with a 13,000 sq. ft. community care center building. The building is owned and operated by the Penn Mar Organization.

Mr. Shriver presented an overview of the Penn Mar Organization and its activities. The existing building is open five days a week and the organization works with developmentally disabled adult individuals over the age of 18. Approximately 90 people are employed by Penn Mar, however, only 30 work at the subject facility. The hours of operation are from 8:00 A.M. to 5:00 P.M.

The main function of the business is to place and train developmentally disabled individuals for employment. Several brochures describing the activities on the site were submitted to the Hearing Officer by Mr. Shriver. Letters of support were also received from several State agencies, including the Department of Health and Mental Hygiene for the State of Maryland. It is clear that the Penn Mar Organization provides a quality program to its clientele. As noted above, it trains and places many of these individual in the private sector and provides a valuable resource to the citizens of Baltimore County and Southern Pennsylvania. The good works performed by this organization are to be applauded.

The matter comes before this Zoning Commissioner/Hearing Officer for consideration of a proposed expansion of the building. The proposed expansion will include the construction of additional 19,000 sq. ft. of building area resulting in a total building of 32,000 sq. ft. Moreover, the parking area and internal traffic circulation will be upgraded to accommo-

- 3 -

date the new facility. The specifics of the proposed addition are depicted in detail on the four page development plan which was accepted as Developer's Exhibit No. 1.

After hearing the Developer's proffer regarding the proposed improvements and the nature of Penn Mar's business, the parties advised that a settlement had been reached between the concerned community associations and the Developer/property owner. That settlement agreement was submitted as Developer's Exhibit No. 2. Same is self explanatory and provides for certain restrictions on the use of the subject property and specifics of the proposed addition. The parties jointly requested that I incorporate the provisions of the settlement agreement within any relief requested pursuant to Section 26-206(o) of the Baltimore County Code and Section 502.2 of the BCZR. In my view, approval of the plan as conditioned by the adoption of the settlement agreement, is entirely appropriate. It is clear that the Penn Mar Organization is a good neighbor to other businesses and individuals in the Maryland Line community. The organization provides a valuable service. The proposed improvements and expansion are entirely appropriate and reasonable. As restricted by the Agreement, the development plan should be approved and the zoning relief granted.

As to the requirements for approval mandated by law, I am persuaded that same has been satisfied. Nearly all issues relating to the development plan were resolved prior to the Hearing Officer's hearing. As a matter of housekeeping, exhibits were submitted (Developer's exhibits 3, 4, and 5) which show that a waiver request from public works improvements was issued by the Acting Director of the Department of Public Works by way of his correspondence of January 24 and 25, 1995. This waiver, which phrased as a technical variance in Note #29 on the plan, indicates that certain improvements to Old Freeland Road will not be required. In that

- 4 -

the main vehicular access to the site will be from New Freeland Road, the granting of the waiver by this Hearing Officer, pursuant to Section 26-172, is appropriate and shall be ordered.

The sole remaining issue as it related to the development plan concerned the outfall for the storm water management system. The parties agree, without prejudice as to other properties and other cases, that the system proposed on the site is appropriate and permissible.

As to the zoning relief, the Petitions for Special Hearing and Special Exception should be granted. It is clear that the proposed improvements will not be detrimental to the health, safety and general welfare of the locale and comply with the standards set forth within Section 502.1 of the BCZR. Again, the restrictions contained in the parties' agreement will be adopted. Since the addition may be phased in, I will provide the Developer with a period of 5 years from the date of this Order to utilize the special exception relief.

Lastly, the variance shall also be granted. Four parking spaces were eliminated from the original plan at the request of the community. This necessitated the requested variance. The granting of the variance clearly will not be detrimental to the surrounding locale and will, in fact, provide increased buffering to the neighboring properties. The parties jointly proffered that the uniqueness of the property and the use thereof creates a practical difficulty which justifies the variance at law. Thus, the same shall be approved.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

- 5 -

THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer of Baltimore County this 27th day of February 1995, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for the upgrading, expansion and improvement of the community care center originally approved in case No. 87-507-X and for approval of the relocation of the existing sign and variance granted thereto in case No. 91-203-A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for the removal or modifications, as might be necessary, of certain of the conditions imposed by the Zoning Commissioner in case No. 91-203-A, namely, the deletion of the conditions of 1, 2, 3 and 4, is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval for a re-granting and affirmation of the community care center for the expansion, upgrading and improvements, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Petition for Zoning Variance from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 104 parking spaces in lieu of the 108 spaces, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. Pursuant to Section 502.3 of the B.C.Z.R., this Developer shall be provided a period of 5 years from the date of this Order to utilize the zoning relief granted herein.

IT IS ALSO FURTHER ORDERED that the Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10

- 6 -

days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this Order.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

LES:mm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2/28/95
By M. H. Hark

- 7 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 8, 1995

Newton A. Williams, Esquire
Molan, Plumbhoff and Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Development Plan Order and Petitions for Special Hearing,
Special Exception and Variance
Case No. VII-290 and 95-206SPHXA
Project: Penn Mar Community Care Center
Applicant/Developer: Penn Mar Organization, Inc.

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order, together with Petitions for Special Hearing, Special Exception and Variance have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at the office of Zoning Administration and Development Management (ZADM), at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mm
att.
cc: Michael F. Shriver, Penn Mar Organization, Inc.
J. Carroll Holzer, Esquire
Dr. and Mrs. Richard W. McQuaid
Sterling Leese, Jr.



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Freeland Road and York Road, Md. Rte. 45
which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the upgrading, expansion and improvement of the Community Care Center as originally granted in Case No. 87-507-X, and the relocation of the existing sign and variance as granted in Case No. 91-203-A, and the removal or modification, as the site plan may require, of the following conditions in Case No. 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with this site plan and proposal.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: None

(Type or Print Name)

Signature: Michael F. Shriver

(Type or Print Name)

Address: MICHAEL F. SHRIVER, C.E.O.

(Type or Print Name)

City: _____ State: _____ Zipcode: _____

Attorney for Petitioner: Newton A. Williams

(Type or Print Name)

Address: Newton A. Williams

(Type or Print Name)

Address: Maryland Line, Maryland 21105-0036

(Type or Print Name)

City: Newton A. Williams

(Type or Print Name)

Address: Nolan, Plumhoff & Williams

(Type or Print Name)

Address: 700 Court Towers

(Type or Print Name)

Address: 210 W. Penn. Ave.

(Type or Print Name)

Address: 823-7800

(Type or Print Name)

Address: Towson, Maryland 21204

(Type or Print Name)

City: _____ State: _____ Zipcode: _____

ESTIMATED LENGTH OF HEARING: _____

the following date: _____

Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE: _____

Place do not sit on Jan 7, 5, 9 or 13 Call Newton 823-7800



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Freeland Road and York Road, Md. Rte. 45
which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in Case No. 87-507-X, and the removal or modification, as the site plan may require, of the following conditions in Case No. 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with the proposal.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: None

(Type or Print Name)

Signature: Michael F. Shriver

(Type or Print Name)

Address: MICHAEL F. SHRIVER, C.E.O.

(Type or Print Name)

City: _____ State: _____ Zipcode: _____

Attorney for Petitioner: Newton A. Williams

(Type or Print Name)

Address: Newton A. Williams

(Type or Print Name)

Address: Maryland Line, Maryland 21105-0036

(Type or Print Name)

City: Newton A. Williams

(Type or Print Name)

Address: Nolan, Plumhoff & Williams

(Type or Print Name)

Address: 700 Court Towers

(Type or Print Name)

Address: 210 W. Penn. Ave.

(Type or Print Name)

Address: 823-7800

(Type or Print Name)

Address: Towson, Maryland 21204

(Type or Print Name)

City: _____ State: _____ Zipcode: _____

ESTIMATED LENGTH OF HEARING: _____

the following date: _____

Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE: _____

Place do not sit on Jan 7, 5, 9 or 13 Call Newton 823-7800



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Freeland Road and York Road, Md. Rte. 45
which is presently zoned R.C.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.6 to permit 104 spaces for the required 108 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) The Community has requested the removal of one (1) row of spaces on the York Road frontage. There is no other area of the site available to completely recover those lost spaces. That the removal of this row of spaces was done to foster the health, safety and welfare of the area, and without the requested variance, the Petitioner will sustain practical difficulty and unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: None

(Type or Print Name)

Signature: Michael F. Shriver

(Type or Print Name)

Address: MICHAEL F. SHRIVER, C.E.O.

(Type or Print Name)

City: _____ State: _____ Zipcode: _____

Attorney for Petitioner: Newton A. Williams

(Type or Print Name)

Address: Newton A. Williams

(Type or Print Name)

Address: Maryland Line, Maryland 21105-0036

(Type or Print Name)

City: Newton A. Williams

(Type or Print Name)

Address: Nolan, Plumhoff & Williams

(Type or Print Name)

Address: 700 Court Towers

(Type or Print Name)

Address: 210 W. Penn. Ave.

(Type or Print Name)

Address: 823-7800

(Type or Print Name)

Address: Towson, Maryland 21204

(Type or Print Name)

City: _____ State: _____ Zipcode: _____

ESTIMATED LENGTH OF HEARING: _____

the following date: _____

Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE: _____

Place do not sit on Jan 7, 5, 9 or 13 Call Newton 823-7800

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



95-206-SPHXA

ZONING DESCRIPTION

BEGINNING for the same at the intersection of the west side of Maryland Route 45 (Old York Road) and the north side of Maryland Route 885 (Old Harris Mill - Freeland Road), thence binding on Maryland Route 885, (1) South 62° 29' 06" West 1074.49', thence (2) North 44° 52' 20" West 105.83' to a point on the south side of Maryland Route 409 (New Harris Mill -Freeland Road), thence binding thereon, seven courses, viz: (3) by a curve to the right with a radius of 2711.15' and an arc length of 209.21', (4) South 40° 27' 03" East 15.00', (5) North 49° 45' 17" East 19.35', (6) North 40° 02' 22" West 15.00', (7) by a curve to the right with a radius of 2711.15' and an arc length of 686.41', (8) North 64° 28' 00" East 189.60', and (9) South 70° 01' 17" East 40.29' to the said west side of Maryland Route 45, thence (10) South 23° 27' 53" East 187.05' to the place of beginning.

CONTAINING 4.902 acres of land, more or less.

BEING known as Penn Mar Community Care Center Facility and located in the Seventh Election District.



George T. Keller
Registered Professional Surveyor #67

1101 N. MAIN STREET, SUITE 200
BALTIMORE, MARYLAND 21204
(410) 873-7800 (410) 873-7800
FAX (410) 873-7800

110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 873-7800
FAX (410) 873-7800

4000 JUNCTION DRIVE, SUITE B
ANNAPOLIS JUNCTION, MARYLAND 21701
(410) 797-8446 (301) 470-4470
FAX (410) 797-7386

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 7th Date of Posting: 12/1/94

Posted for: Special Hearing & Special Exception to Variance

Petitioner: Penn Mar Organization, Inc.

Location of property: 310 Old Freeland Rd. - NW Corner York Rd.

Location of Sign: Along the way on property being zoned

Remarks: _____

Posted by: Michael F. Shriver Date of return: 12/30/94

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 20, 1994

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 at the following:

Case: 95-206-SPHXA

Re: 310 Old Freeland Road - Penn Mar Community Care Center Facility

Map: York and Freeland Roads

7th Election District

Legal Owner(s): Penn-Mar Organization, Inc.

Hearing: Wednesday, January 12, 1995 at 9:00 a.m. in Rm. 118, Old Courthouse

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case 87-507-X, and the relocation of the existing sign and variance as granted in case 91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with this site plan and proposal.

Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case 87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with the proposal.

Variance to permit 104 spaces for the required 108 parking spaces.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) HEARINGS ARE RECORDED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

receipt
95-206-SPHXA

Date: 12/7/94

Number: 201

By: JLL

NEW RES. SPHXA CODE 070 - 650.00

3 SIGNS CODE 080 - 105.00

\$ 755.00

CHECK: PENN MAR ORGANIZATION, INC.

LOC: NW CORNER YORK AND FREELAND ROADS.

03A0502243114FC \$755.00

Please Make Checks Payable To: Baltimore County 11430712-07-94

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

Account: R 001-6190

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, DIRECTOR

For newspaper advertising:

Item No.: 201

Petitioner: Penn Mar Organization, Inc.

Location: York Rd. & Freeland Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Newton A. Williams, Mike Shriver, Penn Mar.

ADDRESS: P.O. Box 36

Maryland Line, MD, 21105

PHONE NUMBER: 343-1069

AL:ggg (Revised 04/09/93)

TO: PUBLISHER PUBLISHING COMPANY
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

Mike Shriver
Penn-Mar Organization, Inc.
P.O. Box 36
Maryland Line, MD 21105
343-1069

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 at the following:

CASE NUMBER: 95-206-SPHXA (Item 201)

310 Old Freeland Road - Penn Mar Community Care Center Facility

Map: York and Freeland Roads

7th Election District - 3rd Commissioner

Legal Owner(s): Penn-Mar Organization, Inc.

Hearing: WEDNESDAY, JANUARY 12, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case 87-507-X, and the relocation of the existing sign and variance as granted in case 91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with this site plan and proposal.

Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case 87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case 91-203-A, namely: Condition 1, 2, 3, 4, and any other part of Case No. 91-203-A and/or 87-507-X, inconsistent with the proposal.

Variance to permit 104 spaces for the required 108 parking spaces.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE RECORDED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

DECEMBER 15, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-206-SPHXA (Item 201)
310 Old Freeland Road -- Penn Mar Community Care Center Facility
NWC York and Freeland Roads
7th Election District - 3rd Councilmanic
Legal Owner(s): Penn-Mar Organization, Inc.
HEARING: WEDNESDAY, JANUARY 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case #87-507-X, and the relocation of the existing sign and variance as granted in case #91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with this site plan or proposal.
Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case #87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with the proposal. Variance to permit 104 spaces for the required 108 parking spaces.

Arnold Jablon
Director

cc: Penn-Mar Organization, Inc.
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

DECEMBER 22, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING
PROJECT NAME: PENN MAR COMMUNITY CARE CENTER
PROJECT NUMBER: VII-290
LOCATION: 310 Freeland Road
ACRES: 6.3
DEVELOPER: Penn Mar
PROPOSED: Expansion of community care building and related site facilities.

AND

CASE NUMBER: 95-206-SPHXA (Item 201)
310 Freeland Road -- Penn Mar Community Care Center Facility
NWC York and Freeland Roads
7th Election District - 3rd Councilmanic
Legal Owner(s): Penn-Mar Organization, Inc.

Special Hearing to approve the upgrading, expansion, and improvement of the Community Care Center as originally granted in case #87-507-X, and the relocation of the existing sign and variance as granted in case #91-203-A, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with this site plan or proposal.
Special Exception for the confirmation, affirmation and regranting of an existing community care center, as proposed to be upgraded, expanded and improved, originally granted in case #87-507-X, and the removal or modification, as the site plan may require, of the following conditions in case #91-203-A, namely: Condition 1,2,3,4, and any other part of case #91-203-A and/or #87-507-X, inconsistent with the proposal. Variance to permit 104 spaces for the required 108 parking spaces.

HEARING: THURSDAY, JANUARY 26, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Penn-Mar Organization
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

January 12, 1995

(410) 887-3353

Newton A. Williams, Esquire
210 W. Penn. Ave.
Towson, Maryland 21204

RE: Item No.: 201
Case No.: 95-206SPHXA
Petitioner: Penn-Mar Inc.

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 7, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

Baltimore County Government
Fire Department

700 East Jeppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
310 Freeland Road, NWC York and Freeland Rds
7th Election Dist., 3rd Councilmanic
Penn-Mar Organization, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-206-SPHXA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Denilio
CAROLE S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Newton Williams, Esquire, Nolan, Plumbhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

JAN 5 1995
ZADM

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 3, 1995

SUBJECT: Penn-Mar Community Care Center

INFORMATION:

Item Number: 201
Petitioner: Penn-Mar Organization
Property Size: 6.3 acres
Zoning: R.C.-2
Requested Action: Special Hearing, Special Exception, and Variance
Hearing Date: 1/11

SUMMARY OF RECOMMENDATIONS:

Staff will be providing comments regarding the subject project at such time as the analysis of the development plan is completed.

Prepared by: Jeffrey N. Long

Division Chief: Campbell

PK/JL:lw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 27, 1994
Item No. 201

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the landscape review comments given during the Development Review process.

RWB:aw

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: Mrs. Joyce Watson
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: + 301 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
310 Freeland Road, NWC York and Freeland Rds
7th Election Dist., 3rd Councilmanic
Penn-Mar Organization, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-206-SPHXA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Denilio
CAROLE S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Newton Williams, Esquire, Nolan, Plumbhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

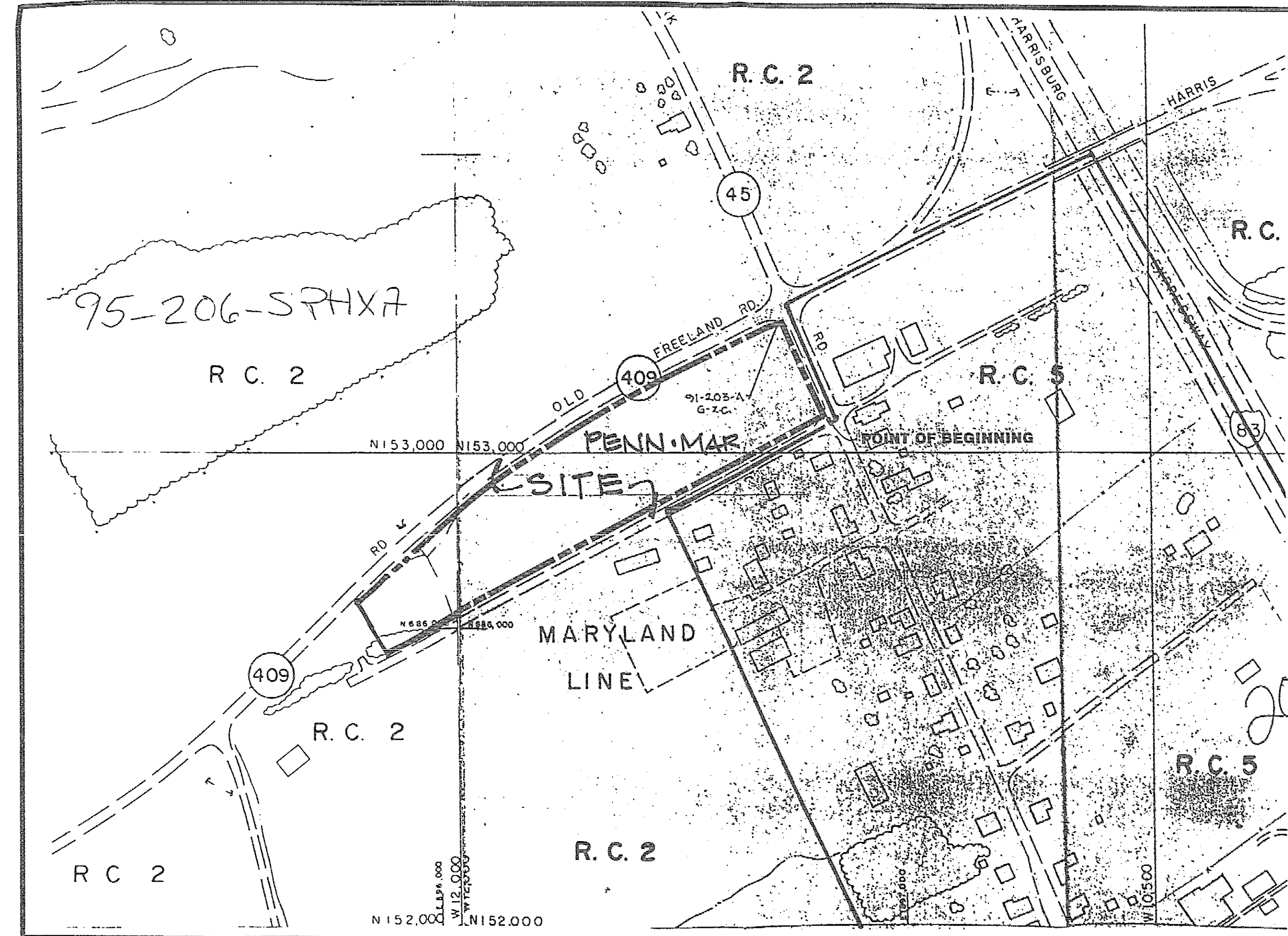
CITIZEN SIGN-IN SHEET

| NAME | ADDRESS |
|------------------------|---|
| J. Carroll Holze | 35 West 1st Ave. |
| Richard W. McQuaid | 1501 Harris Mill Rd. Parkton 21220 |
| Sterling Leese, Jr. | 19601 Middletown Rd. Freeland 21053 |
| Kristine Telan | 110 West Rd. Towson |
| Kathleen Shale Hockitt | 20815 West Liberty Rd. White Hall |
| Eileen M. Grant | 1501 Harris Mill Rd. Parkton 21220 |
| Paul L. Compt | Councilman Ryan M. Sartre 3rd District |
| Nick Ryan Leiden | 4502 Forge Rd. |

PLEASE PRINT CLEARLY

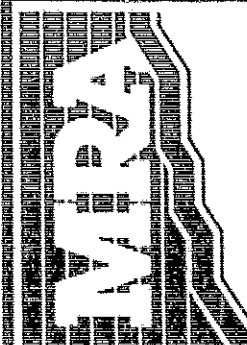
PETITIONER(S) SIGN-IN SHEET

| NAME | ADDRESS |
|----------------------------|--|
| Tim Madden | Morris & Ritchie Assoc. Inc. 110 West Rd. Towson |
| Newton Williams | 700 Coast Towers, 21204 |
| Michael E. Shriver | Penn-Mar organization, Inc. P.O. Box 36 Maryland line md. 21105-0036 |
| Albert W. Rubenka, Jr. FMA | RUBENKA ASSOC. INC. 401 JEFF AVE. Towson 21206 |
| Eric Leckrone | 28 John Randolph Dr. New Freedom PA 17249 |
| William Wallace H. Barrow | 204 Muthung St. Towson, MD 21203 |
| ERNEST M. LITRENTA, SP. | 3501 HISS AVE. BALTO. MD. 21234 |



MAPS: N.W. 39-B & 39-C
PENNMAR ZONING MAP

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS AND LANDSCAPE ARCHITECTS
110 West Road Suite 105
Towson, Maryland 21204
(410) 821-1690
Fax (410) 821-1748



SCALE 1"=200' DATE 11-28-94 DRAWN BY M.R.T. REVIEW BY DESIGN BY JOB NO. 9807

95-206-SPHXA

PREVIOUS SIGN VARIANCE ORDER:

WHEREFORE, IT IS REQUESTED BY THE Deputy Zoning Commissioner for Baltimore County that this 1st day of February, 1991 that the Petition for Sign Variance to permit a single-faced identification sign of 37.5 sq. ft. total in line of the maximum permitted 15 sq. ft. in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

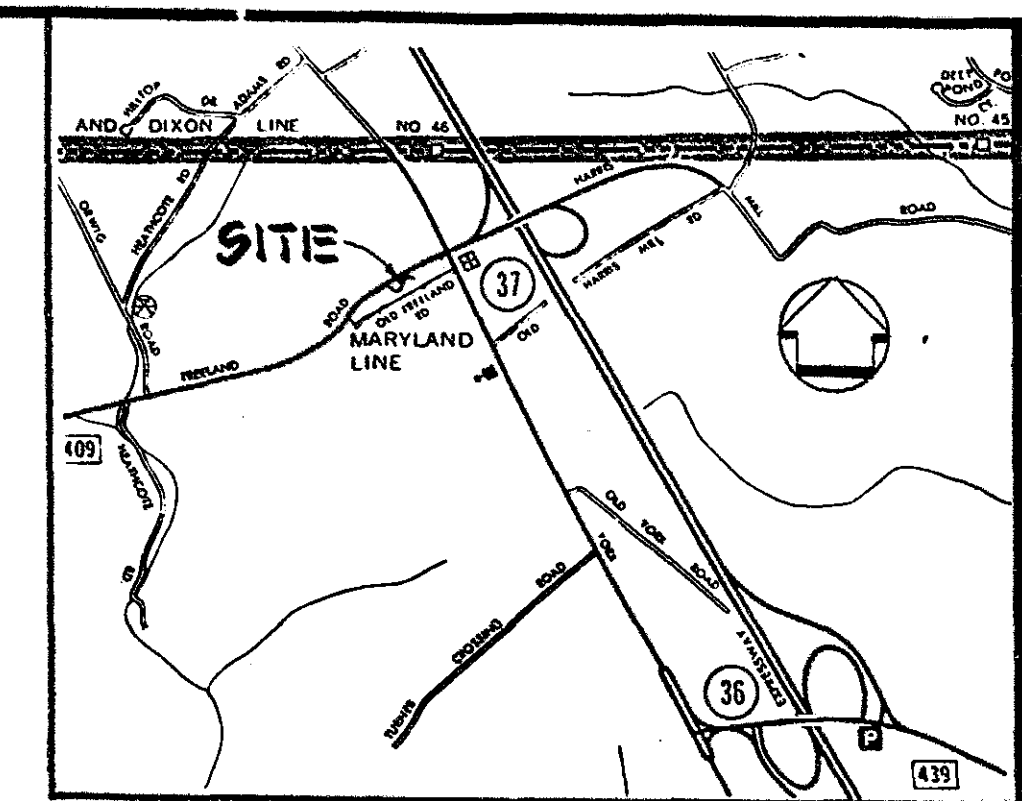
- 1) The Petitioner may apply for their sign permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appeal period from this order has expired. If, for whatever reason, this order is reversed, the Petitioner shall be responsible for returning, said property to its original condition.
- 2) The subject sign shall be moved further back from York Road and placed in the vicinity of the red "X" marked on Petitioner's Exhibit 1 by the Deputy Zoning Commissioner.
- 3) Prior to the issuance of any permits, or within twenty (20) days of the date of this order, whichever occurs first, Petitioner shall submit a revised site plan with the proposed new location set forth thereon for approval by the Deputy Zoning Commissioner.
- 4) The variance granted herein is limited to the present use of the subject property by Petitioner. In the event of any future or change in use, the variance granted herein shall be rescinded.
- 5) The subject sign shall be limited to the design, size and dimensions set forth on Petitioner's Exhibit 4. The bottom of the subject sign shall not be greater than 20 inches above the existing grade.
- 6) The subject sign shall not be self-illuminated. Any lighting directed towards the sign shall not be lit any earlier than 6:00 AM and no later than 9:00 PM.
- 7) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this order.

PREVIOUS SPECIAL EXCEPTION ZONING ORDER:

WHEREFORE, IT IS REQUESTED BY THE Deputy Zoning Commissioner of Baltimore County, this 1st day of June, 1987, that the Petition for Special Exception for a community care center be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following conditions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appeal period from this order has expired. If, for whatever reason, this order is reversed, the Petitioner shall be responsible for returning, said property to its original condition.
2. The maximum number of persons to be served is 75.
3. The period for utilization of the special exception shall be five years.

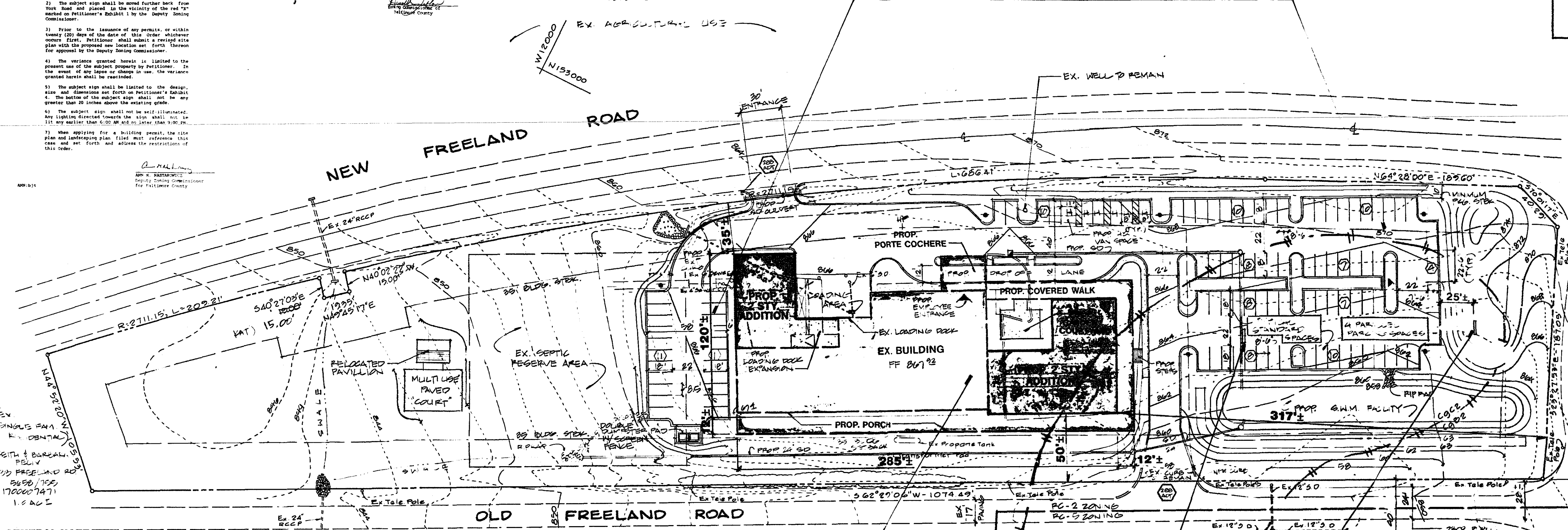
[Signature]
Deputy Zoning Commissioner
Baltimore County



VICINITY MAP
SCALE: 1" = 2000'

PARKING VARIANCE

REQUIRED PARKING: 32,000 SF (TOTAL BUILDING AREA) ÷ 300 SF = 108 SPACES
PROPOSED PARKING (OFFSTREET): = 104 SPACES



GENERAL NOTES:

1. OWNER/APPLICANT:
THE PENN MAR ORGANIZATION, INC.
P.O. BOX 36
MARYLAND LINE, MD 21105
ATTN: MR. MICHAEL SHRIVER
CHIEF EXECUTIVE OFFICER
(410) 343-1089

2. PLAN PREPARER:

MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
MRA CONTACTS: TIM MADDEN, KRISTINE TEBAY (410) 821-1690

3. SITE DATA:

- A. EXISTING ACRES, ZONING AND LAND USE:**
- | | |
|---|--|
| 1. GROSS ACRES: | 6.3 + ACRES |
| 2. NET ACRES: | 4.9 + ACRES |
| 3. EXISTING ZONING: | RC-2 |
| 4. EXISTING USE: | COMMUNITY CARE CENTER |
| 5. TAX ACCOUNT NUMBER: | 20-00-005294 |
| 6. PROPERTY INFORMATION: | |
| a. DEED REFERENCE: | 7030/222 |
| b. COUNCILMANIC DISTRICT: | 3 |
| c. CENSUS TRACT: | 4070 |
| d. ELECTION DISTRICT: | 7 |
| e. ADC MAP LOCATION: | BALTIMORE & BALTIMORE COUNTY PAGE 3, 1-F |
| f. COUNTY MAP REFERENCES: | |
| 1. TOPO & ZONING MAPS: | No. 2 N.W. 39-B |
| 2. TAX MAP: | 3 PARCELS 111 GRID 20 & 21 W-45B-4B W-75B-7 (NO PLANNED SERVICE) |
| 3. WATER & SEWER MASTER PLAN MAP NO. 6: | |

4. PROPOSED DEVELOPMENT:

- A. EXPANSION OF COMMUNITY CARE BUILDING AND RELATED SITE FACILITIES.**
- B. EXISTING & PROPOSED FLOOR AREA:**
- | | |
|----------------------------------|-------------|
| EXISTING GROSS FLOOR AREA (GFA): | 13,000 S.F. |
| PROPOSED ADDITIONAL GFA: | 19,000 S.F. |
| PROPOSED TOTAL GFA: | 32,000 S.F. |

C. PARKING

- 1. REQUIRED PARKING:**
32,000 S.F. ÷ 300 S.F. = 108 SPACES (104 SPACES) (SEE NOTE #5)
- 2. PROPOSED PARKING (OFF STREET):**
• INCLUDING 6 HANDICAP SPACES*
• INCLUDING 1 VAN ACCESSIBLE SPACE*
• INCLUDING 6 PARKING SPACES

5. ACCESS:

THE EXISTING ACCESS FROM OLD FREELAND ROAD WILL REMAIN IN USE. AN ADDITIONAL ACCESS IS PROPOSED FROM NEW FREELAND ROAD. THE LOCATION HAS BEEN APPROVED BY MR. RAHIL FAMILI, OF THE DEPARTMENT OF PUBLIC WORKS.

6. WATER AND SEWER SERVICE:

- A. THIS SITE WILL CONTINUE TO BE SERVED BY THE EXISTING ONSITE WELL WHICH PRODUCES APPROXIMATELY 20 GALLONS PER MINUTE. WELL PERMIT NO. BA-81-4145 WAS COMPLETED AND TESTED ON 9-20-85. STATE WATER APPROPRIATION PERMIT NO. SA-870075.**
- B. THIS SITE WILL CONTINUE TO BE SERVED BY THE EXISTING ONSITE SEPTIC SYSTEM. ADDITIONAL INFILTRATION CAPACITY MAY BE ADDED, IF DEEMED NECESSARY.**

7. THE EXISTING DEVELOPMENT WAS CONSTRUCTED IN ACCORDANCE WITH A SITE PLAN SUBMITTED TO BALTIMORE COUNTY AS A PART OF THE FOLLOWING:

- BUILDING PERMIT:** C-8470-87, 88866
GRADING PERMIT: GRC-2254-87, 99565
CRG WAIVER: W-87-47 (2-2-87)

8. ZONING:

THE EXISTING AND PROPOSED USE IS THAT OF A COMMUNITY CARE CENTER. THE USE IS PERMITTED BY SPECIAL EXCEPTION IN AN RC-2 ZONE. CONCURRENTLY WITH THE DEVELOPMENT PLAN, THE APPLICANT WILL FILE TO AMEND THE SPECIAL EXCEPTION (CASE NO. 87-507-X) TO PERMIT THE SAME USE IN THE EXPANDED FACILITY.

9. SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE REQUESTS:

- A. A SPECIAL EXCEPTION IS REQUESTED FOR THE CONFIRMATION, AFFIRMATION AND REGRANTING OF AN EXISTING COMMUNITY CARE CENTER, AS PROPOSED TO BE UPGRADED, ENLARGED AND IMPROVED. ORIGINALLY GRANTED IN CASE NO. 87-507-X.**
- B. A SPECIAL HEARING IS REQUESTED FOR THE UPGRADE, EXPANSION AND IMPROVEMENT OF THE COMMUNITY CARE CENTER AS ORIGINALLY GRANTED IN CASE NO. 87-507-X, AND THE RELOCATION OF THE EXISTING SIGN AND AMENDMENT OF THE PREVIOUSLY APPROVED VARIANCE PLAN AND ORDER AS GRANTED IN CASE NO. 91-206-A, INCLUDING RESTRICTIONS TO EFFECTUATE THE PROPOSED SITE PLAN.**
- C. PETITION OF VARIANCE IS REQUESTED FROM SECTION 408.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 104 PARKING SPACES FOR THE REQUIRED 108 SPACES. THE COMMUNITY HAS REQUESTED THE REMOVAL OF ONE (1) ROW OF SPACES ON THE YORK ROAD FRONTAGE. THERE IS NO OTHER AREA OF THE SITE AVAILABLE TO COMPLETELY RECOVER THESE LOST SPACES. THE REMOVAL OF THIS ROW OF SPACES WAS DONE TO FOSTER THE HEALTH, SAFETY AND WELFARE OF THE AREA, AND WITHOUT THE REQUESTED VARIANCE, THE PETITIONER WOULD SUSTAIN PRACTICAL DIFFICULTY AND UNREASONABLE HARDSHIP.**

COMMUNITY CARE CENTER SPECIAL EXCEPTION

RESIDENTS: MA. N. J. S. HERBERT
P. 12
CALVIN & BETTY CALP
315 OLD FREELAND RD.
G357/765
.734 AC.

P. 34
MD CONCRETE TANK COMPANY
10821/050
22 AC. ±
07/20/90 0100

P. 108
MD CONCRETE SEPTIC TANK COMPANY
5839/621
0.06 AC. ±
17/000 14413

EXISTING SIGN LOCATION

ALLEN & BLANCHE BULL
2085/215
0.95 AC. ±
0702085975
SIGN RELOCATION SPECIAL HEARING: PROPOSED SIGN RELOCATION

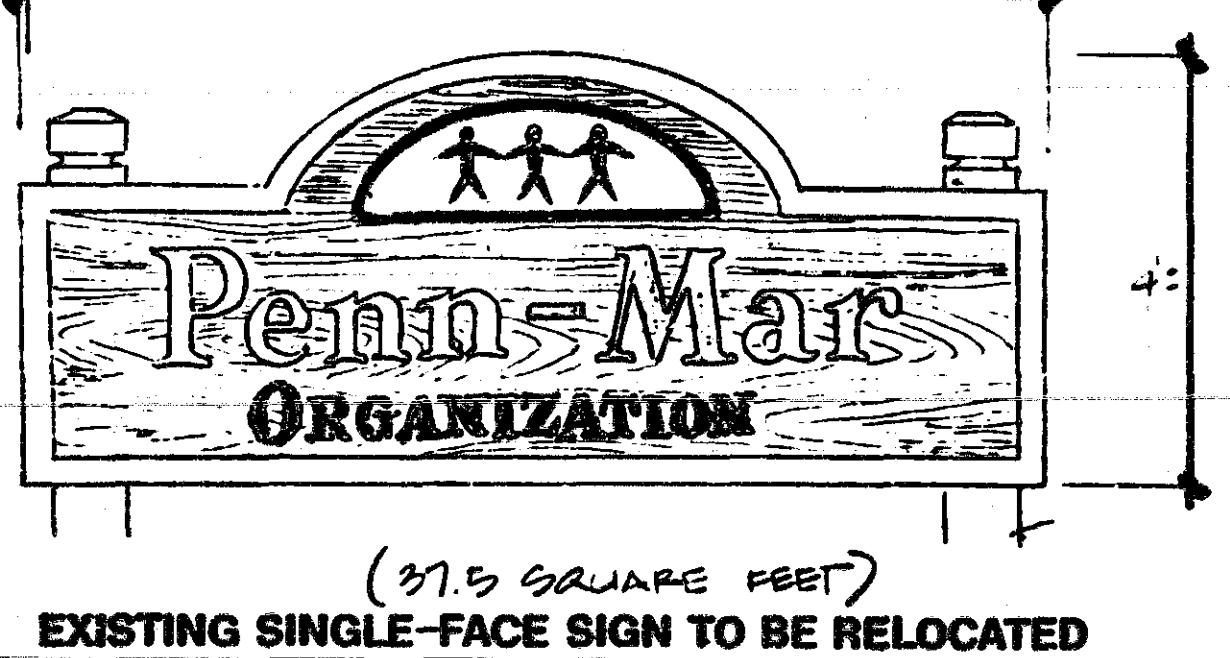
BALTIMORE COUNTY APPROVAL

P. 0
ALLEN & BLANCHE BULL
4484/225
0.95 AC. ±
0702085981

DALE PATRICK LIST
3112/101
0.41 AC.
0712040075

MARTHA HENDRIX
2118/126
4.2 AC.
0708030450

P. 10
310 OLD FREELAND ROAD
ZADM #371-290
ELECTION DISTRICT 7



EXISTING SINGLE-FACE SIGN TO BE RELOCATED

10. AN AGREEMENT HAS BEEN DRAFTED AND SIGNED BETWEEN THE PENN MAR ORGANIZATION AND 2 COMMUNITY ASSOCIATIONS, THE MARYLAND LINE AREA ASSOCIATION AND THE NORTHERN BALTIMORE COUNTY ALLIANCE. THIS DOCUMENT ADDRESSES THE CONCERNS BROUGHT UP IN THE CONCEPT PLAN PROCESS AND RESOLVES THEM TO THE ABOVE PARTIES' SATISFACTION. THE AGREEMENT WILL BE FILED WITH THE BALTIMORE COUNTY DEPARTMENT OF LAND RECORDS.
11. ALL PAVING IS TO BE OF A DURABLE, DUST-LESS SURFACE & PERMANENTLY STRIPED.
12. EXTERIOR LIGHTING WILL BE ARRANGED & DIRECTED SO AS TO REFLECT OFF THE PREMISES, AND AWAY FROM ALL ADJACENT RESIDENTIAL PROPERTIES & PUBLIC ROADS (SEE PLAN FOR LOCATION). THE RELOCATION OF FIVE LIGHTS EXISTING ON SITE, ALL LIGHTS WILL BE ON POSTS NOT TO EXCEED 10' IN HEIGHT.
13. NO OPEN SPACE IS REQUIRED FOR THIS PROJECT.
14. NEITHER THE EXISTING BUILDING, NOR THE PROPOSED EXPANSION WILL EXCEED 36' IN HEIGHT. THE VEHICULAR ENTRANCE DRIVE ANGLES & PARKING AREAS WILL BE CURBED WITH CURBING.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS AND LANDSCAPE ARCHITECTS
110 West Road, Suite 105
Towson, Maryland 21204
(301) 821-1690
Fax (301) 821-1748

**DEVELOPMENT PLAN: SHEET 4 OF 4
PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION, SPECIAL HEARING
& VARIANCES
PENN MAR
COMMUNITY CARE CENTER
EXPANSION**

| DATE | REVISIONS | JOB NO. 9807 |
|---------|----------------------|------------------|
| 1-28-91 | SUBMITTANT REVISIONS | SCALE 1" = 40' |
| | | DATE 11-13-91 |
| | | DRAWN BY K.A.T. |
| | | DESIGN BY T.P.M. |
| | | REVIEW BY T.P.M. |
| | | SHEET 4 OF 4 |



| | | | | | |
|--|--|---|--|--|--|
| SCALE 1" = 200' ± | | LOCATION WEST OF MARYLAND LINE | | SHEET N.W. 39-B | |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | DATE OF PHOTOGRAPHY JANUARY 1986 | | DATE OF PHOTOGRAPHY JANUARY 1986 | |

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1997 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
On 11-15-97

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHOD
BY BUCHART MOBL INC. BALTIMORE, MD. 21201

| | | |
|---------------------------|---|------------------------------|
| SCALE 1" = 200' | LOCATION 201 MARYLAND LINE | SHEET N.W. 39-B |
|---------------------------|---|------------------------------|

PENN MAR ZONING PLAN
11-20-91